

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 10, 2016 2:24 PM
To: Public Hearing
Subject: FW: 3365 COMMERCIAL DRIVE - Re-zoning

From: Leona Rothney s.22(1) Personal and Confidential
Sent: Tuesday, May 10, 2016 1:19 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 COMMERCIAL DRIVE - Re-zoning

I oppose the re-zoning of 3365 Commercial Drive for the following reasons:

The 4 storey apartment building on East 18th should be replaced by ground-oriented building types. Apartment buildings on East 18th don't follow City policies.

1. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses.
2. The density of 6,225 square feet (0.96 FSR) is too much at 1695 E. 18, where the house from 3365 Commercial will be moved to. A laneway infill house would only be 650 square feet here but the backyard housing proposed is 3,222 square feet. This is excessive density.
3. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 storey apartment buildings to be built on Commercial Dr. and on East 18th Avenue. Normal density is up to 0.75 FSR.
4. 40 trees will be cut from the site
5. 114 units and only 81 parking stalls
6. Parking ramp for 81 cars is on East 18th. This should be off Commercial Drive

Leona Rothney

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 11, 2016 9:33 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Categories: Blue Category

From: Peter H. Finch **s.22(1) Personal and Confidential**
Sent: Tuesday, May 10, 2016 10:42 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George
Subject: 3365 Commercial Drive and 1695 to 1775 East 18th Avenue PUBLIC HEARING

Mayor and Council:

I am opposed to the proposals put forth regarding these properties, for the following reasons.

1. The 4 storey apartment building on East 18th should be replaced by ground-oriented building types. Apartment buildings on East 18th don't follow City policies.
2. The 6 story building is too tall as it does not fit the character of this neighbourhood with houses.
3. The density of 6,225 square feet (0.96 FSR) is too much at 1695 E. 18, where the house from 3365 Commercial will be moved to. A laneway infill house would only be 650 square feet here but the backyard housing proposed is 3,222 square feet. This is excessive density.
4. The density of 78,278 square feet (2.71 FSR) is excessive for the 6 and 4 storey apartment buildings to be built on Commercial Dr. and on East 18th Avenue. Normal density is up to 0.75 FSR.
5. 40 trees will be cut from the site. The trees on this corner have been a landmark for at least 70 years.
6. 114 units and only 81 parking stalls. This will increase parking problems already apparent in the neighbourhood.
7. The style and massing of the buildings being proposed does not respect that of the endangered historic streetscape. The actual design of the buildings could strongly affect whether any of the pre-Vancouver buildings survive or not.
8. The provisions for moving the historic house at 3365 Commercial Drive are offensive, in that very little of the building would be left after re-purposing. The historic value of the building lies less in the structure itself, but in its actual location, indicating the original "lay of the land," the last vestiges of which will be destroyed if this proposal is allowed, unchanged. The stream that crosses the property, a tributary of Canoe Creek, has been entirely piped underground with the exception of the 3365 Commercial property.
9. In that the properties in question have remained relatively undisturbed over the past half century, they are home to numerous species, including a number of ground-dwelling native bees, none of which have been positively identified*, but possibly including rare and endangered species. This matter should be referred for study and documentation.

Sincerely,

Peter H. Finch

s.22(1) Personal and Confidential

***Example: *Bombus affinus* now extinct in 94% of its former range, is suspected, but not confirmed in the area.**

Ludwig, Nicole

From: Brian Rudko s.22(1) Personal and Confidential
Sent: Tuesday, May 10, 2016 9:04 PM
To: Public Hearing
Subject: re: 3365 Commercial Drive

Categories: Blue Category

Hello: I have lived in the neighborhood for 20 years, and cannot say I have ever really noticed the houses on that site, nor paid any particular attention to it in the thousands of times I have driven by, but I am very aware of all the greenery and trees and we will really miss it when it is all torn down. I don't know the history of the site but is this like a glimpse of what the area looked like many many years ago? What can you do to try and preserve some of this?

Brian Rudko

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:14 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 18th Avenue

From: Piers Coleman s.22(1) Personal and Confidential
Sent: Sunday, May 15, 2016 11:46 AM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 18th Avenue

Hi

I am a neighbor of the proposed development at 3365 Commercial Drive and 1695-1775 East 18th Avenue. The area is predominantly detached houses, duplexes and townhouses.

It can be quite difficult to find parking on the road late in the evening and the number 20 bus is always very busy in the morning. Quite often it will pass because it is full.

The site mentioned would be ideal for a number of townhouses, but I am concerned at the strain the number of proposed units would bring to the neighborhood. I am not sure if this building will have underground parking, but I presume not if it hasn't been mentioned.

Regards, Piers

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:15 PM
To: Public Hearing
Subject: FW: 3365 Commercial drive, 1695 to 1775 east 18th

-----Original Message-----

From: David St. Loe **s.22(1) Personal and Confidential**

Sent: Sunday, May 15, 2016 6:49 PM

To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; CLRdegenova@vancover.ca; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Louie, Raymond; Deal, Heather; Carr, Adriane; Affleck, George
Subject: Re: 3365 Commercial drive, 1695 to 1775 east 18th

I'm asking you to oppose this rezoning of this land, here are the reasons why:

A: 40 trees will be cut down from this site. A historical stream bed on the site will be buried.

B: Apartment buildings on East 18th don't follow City policies. The proposed 4 storey apartment building on East 18th should be replaced by ground oriented building types.

C: The proposed six story building on commercial does not fit the character of this single family neighborhood. It should be reduced in height.

D: density of 6,225 Square feet is too much at 1695 E. 18th, where the house from 3365 commercial will be moved to. Laneway infill House would only be 650 ft.² here but the backyard hosing proposed is 3222 ft.². This is excessive density.

E: density of 78,278 ft.² is excessive for the six and four story apartment building's proposed on commercial Drive and E. 18th Ave. Normal density for this neighborhood is up to 0.75 FSR.

F: 114 units and only 81 parking stalls, this will create parking problems in the area.

G: parking ramps 81 cars is on East 18th and this should be off commercial Drive as there is already too much traffic congestion on East 18th due to church and school traffic.

Yours truly,

David St. Loe

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, May 16, 2016 4:15 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695 to 1775 East 18th ave

From: Peter Lekich s.22(1) Personal and Confidential
Sent: Sunday, May 15, 2016 9:05 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695 to 1775 East 18th ave

Hello,

I live at s.22(1) Personal and Confidential and I am concerned about the development at the corner of Commercial and east 18th. I believe that the proposed development does not have enough parking spots (81) compared to the number of units (114). As a result, most of the new residents will have to park on the street. Currently, street parking is very busy in the neighborhood and with this development, the situation will become much worse. Additionally the entrance to the parkade at the proposed development is currently shown to be on 18th. This is a residential street that is often congested (after church and during school drop off and pick up); as a result, the entrance would be better placed off Commercial Drive, which is a less residential street and has fewer children on bikes and walking along the sidewalks.

Thank you,

Peter Lekich

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 12:12 PM
To: Public Hearing
Subject: FW: public hearing 3365 Commercial Dr.

From: Cedar Clan s.22(1) Personal and Confidential
Sent: Saturday, May 14, 2016 2:09 PM
To: Correspondence Group, City Clerk's Office
Subject: re: public hearing 3365 Commercial Dr.

Hello-

I am concerned about this proposal for several reasons.

1. This plan is far too dense for the area, and not in keeping with the types of buildings on E. 18th.
2. I would like to see ground-oriented building types on E. 18th. If you live in a single family dwelling, would you want a 4 story building right beside your home? Most of us do not. I would not.
3. In the bigger picture, if the goal of the city is to have no single family homes for the future- perhaps residents should be told in an open straight forward way, so we can move and plan our futures- not wake up one day with the possibility of an apartment building next door.
4. Far too many trees will be cut down.
5. It is my understanding that a historical stream bed will be covered. Is there any way it can be integrated into the landscape and architecture of the site? I do not want it to be again buried. I thought the city was moving towards ECO density, not just DENSITY.
6. The density is excessive for this neighbourhood- the density stats for this area are well known. I would prefer to see this type of building on a major intersection or streets like Kingsway or Broadway. It will put large buildings right beside owners of single family properties- it ruins their properties.
7. For so many units to have so few parking causes issues in the whole area- but maybe the proposed parking stall number is the correct amount to be built (80 units instead of the proposed 110).

Thank you for reading my letter. I am opposed to this rezoning.

Regards,

Penelope
Cedar Cottage Resident

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 3:12 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive Public Hearing

From: Daryl Hayward s.22(1) Personal and Confidential
Sent: Tuesday, May 17, 2016 1:43 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive Public Hearing

To whom it may concern,

I wanted to take this opportunity to write to you in order to express my rejection of the proposed building plan at 3365 Commercial Drive and 1965-1175 East 18th Ave.

I live in an apartment located at s.22(1) Personal and Confidential, which means my patio looks out to East 18th Ave. Everyday my wife enjoys feeding the birds that call the trees on 18th their home and it brings joy to her life. I work for Hollyburn Family Services and a big part of maintaining my job is ensuring I provide myself with adequate self-care. Part of my self-care includes sitting on our patio and being mindful while I listen to the birds and enjoy the trees. Not only do I often see blue jays and hummingbirds but I also see squirrels and raccoons. It actually amazes me at how much wild life I get to see while sitting on my patio. It makes me happy to be living in Vancouver.

The proposed buildings will take that away from myself and my neighbors. I really want to take this chance to express how these buildings will effect my day-to-day life, my job and my mental health. With the construction of these buildings comes loud noises and heavy machinery as well as the destruction of habitat for the animals.

I thank you for taking the time to read this and I hope you will consider my thoughts in your decision.

Thank you,

Daryl Hayward

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 2:55 PM
To: Public Hearing
Subject: FW: Request to Reject Development 3365 Commercial Drive, 1695 to 1775 East 18th

From: s.22(1) Personal and Confidential **On Behalf Of** Gord
Sent: Monday, May 16, 2016 4:30 PM
To: Correspondence Group, City Clerk's Office
Cc: Correspondence Group, City Clerk's Office; Robertson, Gregor; Ball, Elizabeth; De Genova, Melissa; Jang, Kerry; Meggs, Geoff; Stevenson, Tim; Reimer, Andrea; Aysha Dhala; Louie, Raymond; Deal, Heather; Carr, Adriane; CLRRaffleck@vancouver.ca
Subject: Request to Reject Development 3365 Commercial Drive, 1695 to 1775 East 18th

I am writing to gather your support to reject this rezoning application due to the following reasons.

- 1- I do not accept cutting down 40 trees and burying a historical stream. How does this follow Vancouver's policy of being a green city by destroying natural streams and vegetation.
- 2 - The proposed apartment block does not follow city policy and should be replaced by ground orientated building types.
- 3- The proposed 6 story building on Commercial does not fit the single family neighborhoods character and should be reduced in height.
- 4 - The density of 6,225 square feet (0.96) is too much at 1695 E18, where the house from 3365 Commercial will be moved to. The laneway infill house would only be 650 Sq feet here but the backyard housing proposed is 3,222 sq feet. This is excessive density.
- 5- The density of 78,278 sq feet (2.74) is excessive for the 6 and 4 storey apartment buildings proposed on Commercial drive and East 18th ave. Normal neighborhood density for this area is up to 0.75 FSR.
- 6- 114 units and only 81 parking stalls will create problems in the area.
- 7- The proposed parking ramp for 81 cars is on 18th ave. This should be moved to Commercial drive due to there being already excessive traffic congestion on East 18th due to a church and school traffic.

I thank you in advance to reject this rezoning application and support me on my points listed at the planned May 24th meeting.

Regards

Gord Longden

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, May 17, 2016 2:50 PM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 198th Ave

From: Melissa Walter s.22(1) Personal and Confidential
Sent: Monday, May 16, 2016 4:05 PM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 198th Ave

The idea of increasing density in this area is probably all right. However, the proposed development looks ugly and unfriendly to the street. As well, there is only one tree shown in the model. This is not acceptable.

More trees need to be planted or retained. There should be rooftop gardens, set-backs, a park, and a community garden in this plan. An example of a nice solution is at scotia street and 8th (near Kingsway). The area includes a public park, and then the building height increases gradually, allowing for a rooftop garden shared by members of the community.

I think the maximum height of 60 feet could be all right here, but instead of a monolithic 60 ft tall building, the building that is created should have setbacks, and should include greenery, decks, and courtyards.

Overall, as well, the building should be well made of high quality materials that are as non-toxic as possible. It should also be beautiful (unlike the highly depressing block-shape shown in the model) because it is honest in its use of materials and design, and created with a sense of proportion and awareness of the human needs of users. Ideally, residents should have access to natural light and the ability to see greenery outside from every room, or at least from most rooms.

Adding density here will mean increased need for parks, public space, and community facilities. Trout Lake/John Hendry Park is already overcrowded in summer and the community center fitness center is overcrowded all year.

What plans does council have to provide for the increased needs for GREENSPACE and COMMUNITY CENTER/FITNESS CENTER SPACE due to this development?

What plans does council have to make sure that the buildings build add loveliness and sustainability to the neighborhood AND are well-built, well-designed, healthy and livable for their inhabitants?

I would greatly appreciate receiving a reply. I live in this neighbourhood and I care that it is developed in a way that makes it more beautiful and livable, not less.

Thanks,

Melissa Walter

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:15 AM
To: Public Hearing
Subject: FW: 3365 Commercial Drive and 1695-1775 East 198th Ave

From: Melissa Walter **s.22(1) Personal and Confidential**
Sent: Wednesday, May 18, 2016 9:13 AM
To: Correspondence Group, City Clerk's Office
Subject: 3365 Commercial Drive and 1695-1775 East 198th Ave

A family commitment prevents me from attending the hearing regarding this development. I am writing a second time as I have continued to feel ever more intense dismay at the way the plan would fill in green space with dense buildings, increasing the need for green space, garden space, and public amenities, while removing "lungs" (trees and other plants) from the city.

As well, shouldn't there be a grocery store, hardware store, or restaurant at ground level in the tallest building, as is normal at other sites along commercial drive further north?

Please reconsider the plan. As portrayed it plonks down ugly and monolithic buildings with no consideration for human (or animal) needs for trees, plants, gardens, and park space.

The plan should include

- rooftop gardens and decks and courtyards
- park space with trees
- a building that is not a monolithic block but has street appeal, setbacks and graduated heights.
- useful amenities for residents such as a grocery store or restaurant.

Thank you for consulting. Please do take these concerns seriously. People living in this neighborhood want it to be more beautiful and livable, not less!

All best,
Melissa

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:15 AM
To: Public Hearing
Subject: FW: Proposed Development 3365 Commercial Dr & 1695-1775 E. 18th Ave

From: Diane Oye s.22(1) Personal and Confidential
Sent: Wednesday, May 18, 2016 7:57 AM
To: Correspondence Group, City Clerk's Office
Subject: Proposed Development 3365 Commercial Dr & 1695-1775 E. 18th Ave

Please take into consideration the dynamics of this neighbourhood. This proposed development does not fit with the character of the neighbourhood. People moved to this neighbourhood because it has established single family dwellings. It is one thing to convert commercial property along Victoria Diversion to residential apartment buildings but when you are allowing developers to change single family dwellings into apartment buildings it changes the whole atmosphere. 18th and 20th Avenues are becoming increasingly busy with traffic. The streets are so congested with parked cars that there are standoffs happening all the time because there is no where for cars to pull over to let another pass. Now you want to allow 114 units to have only 81 parking stalls; where are the other 33 residents going to park there vehicles? There are very few residents who have only 1 vehicle, the majority have 2 with not enough parking!

Please reconsider this extreme high density development.

Sincerely

Diane Oye

Resident since 1984

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 10:13 AM
To: Public Hearing
Subject: FW: Notice of Public Hearing: 3365 Commercial Dr
Attachments: jays.jpg

From: Jaclyn Jularbal s.22(1) Personal and Confidential
Sent: Tuesday, May 17, 2016 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Notice of Public Hearing: 3365 Commercial Dr

Greetings,

I'm writing to express my concern with the proposed development at 3365 Commercial Drive.

I live in the building across, at s.22(1) Personal and Confidential and my patio faces the proposed development site area; in this green space I have counted at least 10 species of birds (including stellar jays, owls, and hummingbirds), multiple resident squirrels, families of raccoons, and skunks. Although it's a relatively small area in size it's home to a vibrant community of wildlife that have obviously existed in this space for much longer than I have.

The brush is thick, the trees are old and tall, and there's a blackberry bush that grows higher than our apartment building; it's a food source for multiple living species in the neighbourhood and it would be devastating to see it removed.

The City of Vancouver is a fantastic municipality that prides itself on environmental consciousness, green space, and sustainability and I'm writing to report to you that this proposed development is in direct conflict with the environmental consciousness the City of Vancouver wishes to maintain.

I don't consider myself an "outdoorsy" person and I recognize the need for housing in the area, but this space is truly an urban oasis for the living creatures that rely on it and I feel like it's my duty to speak for them. There is no safer, natural place for them to be in this neighbourhood. Sometimes I have to shut my window because there's so many living things making noise outside of it - and to think that this literally lively area may lose its standing here is truly not in the best interest of the environment. I invite you to come by at any time to witness what I'm describing, particularly in the evening when the raccoons make their rounds.

I put a peanut on my balcony to demonstrate some of the wilderness this area is host to. I've attached a picture for your review.

Please feel free to contact me if you require any further information.

Kind regards,

Jaclyn Jularbal



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Correspondence Group, City Clerk's Office
Wednesday, May 18, 2016 3:37 PM
Public Hearing
Subject: FW: CD-1 Rezoning - 3365 Commercial Drive and 1695 to 1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal - May 24, 2016 Public Hearing

From: CCAN s.22(1) Personal and Confidential

Sent: Wednesday, May 18, 2016 3:09 PM

To: Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Correspondence Group, City Clerk's Office

Subject: CD-1 Rezoning - 3365 Commercial Drive and 1695 to 1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal - May 24, 2016 Public Hearing

Dear Mayor and Council

RE: CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18th Avenue, Sub-area's 1 and 2; and the Heritage Component in this proposal

Thank you for taking the time to listen to our concerns.

We are the Cedar Cottage Area Neighbours. We had our general CCAN meeting on May 7, 2016 and discussed the upcoming Public Hearing and the heritage component of the proposed rezoning of 3365 Commercial Drive and 1695, 1707, 1739 and 1775 East 18th Avenue.

We ask that you oppose the application on the agenda of the May 24, 2016 Public Hearing for Sub-area 1 and Sub-area 2 at 3365 Commercial Drive and 1695, 1707, 1739 and 1775 East 18th Avenue, for the following reasons.

This is a rezoning proposal in an RS-2 one-family zone. The rezoning proposal calls for two sub- areas. Sub-area #1, currently addressed as 1695 E 18th Avenue, proposes moving the house from 3365 Commercial Drive to 1695 East 18th Avenue. The house will then be renovated from a 1 ½ storey house to a 2 ½ storey duplex with 2 additional bonus townhouses at the rear of this lot of 3,222 sf. A laneway house would only allow 650 sf. This area #1 will be a total of 6,006 sq. ft. of buildable floor space. The other sub-area #2 consists of four lots and has proposed 79,000 sq. ft. of buildable rental floor space. Sub-area #2 currently contains the lot, 3365 Commercial Drive, where the proposed heritage house sits.

We unanimously decided that retaining this house as heritage would not benefit the neighbourhood. We feel that by the time the house at 3365 Commercial Drive is relocated to 1695 East 18th Avenue and renovated from

its current one and a half storeys it would no longer maintain heritage components of any value. We further feel that the extra density of 0.96 FSR and the additional 2 infill townhouses is excessive for this proposed heritage retention and for an RS-2 single family area. The house has a low heritage evaluation total rating of 5 points out of 100 and is classified as Group C. We do not feel the house has enough value to be added to the Heritage Registry.

We also do not support the relocation of this house to another lot on site or off site because we do not support the excessive density. We do not support the additional building heights of the house and proposed infill townhouse buildings. The proposed heights and density are too high.

At the May 4, 2015 meeting of The Vancouver Heritage Commission, they did not support the application to relocate and rehabilitate 3365 Commercial Drive due to the relocation of the house, its new siting and its condition. We ask that you rely on their advice and oppose this application sub-area's 1 and 2 on the May 24, 2016 Public Hearing agenda.

Further, we rely on the comments and recommendations of the Urban Design Panel copied below from transcripts of the June 3, 2015 meeting. The Panel did not recognize the heritage value nor could they see the cost justification in heavily modifying and moving the house.

On December 3, 2015 the proponent submitted a revised rezoning proposal. We consider the changes in this new proposal to be minimal and do not significantly change the proposal as first submitted in March 2015. They reduced the infill from three to two townhouses but have increased the size of each infill. The total reduction of the revised infill component is only 760 square feet.

Yours sincerely,

Louise Ga, Secretary,
on behalf of the members of CCAN

-----**Recommendations from the Urban Design Panel**-----

At the City's Urban Design Panel (UDP) meeting on June 3, 2015, in general terms the project was approved; 7 members for, 2 members against. But it was approved with the following recommendations from the Panel.

The Chair of the UDP, Jennifer Marshal, recommended for 3365 Commercial and 1695 to 1775 East 18th:

- turn the four storey building into two sets of two storey townhouses because "this four storey building is the neighbour to the neighbourhood and that you really have to have a good look at that".
- for the height of the six storey building on Commercial Drive, the City should take its cue for the height from Commercial Drive at 16th, 15th and 14th.

- this project is in a transition area, a border position with a very committed neighbourhood and that needs to be respected with the architecture
- that the four and six storey buildings are institutional and out of step with the neighbourhood.
- the setbacks need to be larger
- that the heritage house and infill is way too crowded and that it needs more space and breathing room around it.

Comments from other members of the Urban Design Panel on the Heritage component currently at 3365 Commercial to be moved to 1695 East 18th:

Stefan: Personally I don't see the heritage value in this. It's an old house you're heavily modifying it and you're adding some stuff that was not previously there. So I question the value of the heritage exercise regarding the massing. It's very close to the western property line.

Stuart: Setback is not enough and the overlook for the future development would be a problem, the infill. Setbacks should follow existing conditions of Commercial.

Matthew: I question the merits of the structure and its need to be retained. I question the development resources, financial and logical, in that regard. Infill location is not that good of a neighbour for the overlooks. The 9 foot setback is an issue; overlook should be mitigated. Is the project better with the infill not there?

Maghan: The infill could be further apart.

Chris: the heritage is orphaned from the project and not well integrated with the open space. Don't think the infill is supportive relative to the heritage.

Ken: I won't comment on repurposing, it's already been discussed.

Arno: re: infill it's too large and close to existing heritage house; the grading is an issue. Don't go through the dramatics of keeping the trees.

Roger: Everyone has said what I wanted to say. The location of the house has to be considered with the infill and grade, because of the issue of retaining wall and how the infill respects the privacy of the west neighbouring properties and liveability. Challenging to save the trees, rather see tree planting for the two streets.

Neil: Moving of the pre-dated building makes sense; heritage rules enforce age, therefore we keep it. If the house were to be kept more central then it would be a more complicated relationship between the new building and the old.

Russell: It's too much sitting on the site. For me it begins with the heritage building. I have questions as to why you're keeping the thing, but if you're going to keep the thing the infill is not successful. It should not be there. The historic building could be where the infill is and facing east. It is not neighbourly to the house to the west. Have some setbacks.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, May 18, 2016 3:36 PM
To: Public Hearing
Subject: FW: May 24/16 Public Hearing - Agenda Item #3 - 3365 Commercial Drive and 1695, 1707, 1739, and 1775 East 18th Avenue

From: CCAN s.22(1) Personal and Confidential
Sent: Wednesday, May 18, 2016 2:48 PM
To: Robertson, Gregor; Carr, Adriane; Affleck, George; Ball, Elizabeth; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Correspondence Group, City Clerk's Office
Subject: May 24/16 Public Hearing - Agenda Item #3 - 3365 Commercial Drive and 1695, 1707, 1739, and 1775 East 18th Avenue

Dear Mayor Robertson and Councillors George Affleck, Elizabeth Ball, Adriane Carr, Melissa De Genova, Heather Deal, Kerry Jang, Raymond Louie, Geoff Meggs, Andrea Reimer, Tim Stevenson

RE: Public Hearing May 24, 2016 Agenda Item #3 - 3365 Commercial Drive and 1695 to 1775 East 18th Avenue

This letter is written on behalf of the Cedar Cottage Area Neighbours (CCAN).

A 3 December 2015 revised rezoning application for 3365 Commercial Drive and 1695 to 1775 East 18th Avenue seeks CD-1 approval for 80,000 square feet of secured rental market housing on five consolidated parcels in an area presently zoned RS-2.

Addresses for the four developer owned or optioned parcels are: 3365 Commercial Drive; and 1707, 1775, and 1695 East 18th Avenue. The fifth City of Vancouver parcel at 1739 East 18th Avenue is proposed for sale to the developer of the site. This parcel is addressed as 1739 East 18th (also known as 1733 East 18th) Avenue, PID 009908200, Assessment roll number 692242250000. [Legal description: Lot 2, Block A, Plan VAP1795, District Lot 753 New Westminster.] BC Assessment values this parcel at \$665,000 in 2014, and at \$800,000 in 2015.

We ask that Council oppose the sale of this lot to the developer, Cressey, so that he can include it in the application before you at the Public Hearing of May 24, 2016. We ask that you oppose this application Agenda Item #3 for the reasons below.

Our Kensington-Cedar Cottage Vision (p. 37) approved creation of small green mini-parks and green links. This particular City of Vancouver parcel would provide an exemplary space of this type. The terrain features a small stream that has continued to exist in an uncovered state. Trees on site include apple, cherry, hazelnut and Douglas fir, and the location provides a home for birds and other wildlife. To condemn this natural space to serve as a ramp into underground parking would be a travesty of the green claims made by the City of Vancouver.

Approved Vision Directions

21.1 Rowhouses, Four-and Sixplexes, Duplexes

More housing variety should be provided by rowhouses, four- and sixplexes, and duplexes, which have many features of single family but would cost less than a new house. Among the conditions that should be met for this new type of housing are:

- in defined areas, not just anywhere
- with design controls to be attractive and fit into the neighbourhood
- built in small projects rather than in large ones
- with small green mini-parks and green links

Support %: 64 / 15 / 21

The now proposed six- and four- storey block buildings were never supported in the visioning for RS zone by the Kensington-Cedar Cottage Vision. The approved direction for new building types is copied above, and includes a mini-park space which this city-owned lot could provide.

In 1983 a moratorium on apartment buildings in RS-2 was ended, provided that development would be small-scale and respect the character and diversity of existing development. Such development is to occur with small-scale apartments or townhouses, at densities common in RS-2 areas, using building designs which are complementary to neighbouring structures. The adjacent existing apartment building to the north is two storeys. To the south and west are single family houses. To the east is a two-storey building.

If the current development proposal were to respect what was envisioned when the moratorium on apartment construction in RS-2 was lifted, then the 3365 Commercial Drive site could host an apartment building of appropriate small scale, and the parcels at 1707 and 1775 East 18th could host separate townhouses. This approach would make it possible for the existing green space at 1739 East 18th to benefit the local area as a mini-park. The disposition-for-cash alternative would do nothing except take value out of a neighborhood that in recent years has already accommodated considerably more than its proportionate share of new rental density.

To allow a third secured market rental project within a single ten-block area would further burden existing amenity and unfairly target a single specific local area. The STIR project Porter lies one block south of the site in question, and approved IRP at Knight and East 15th lies nine blocks west.

We further note that of the five IRP proposals to come forward so far, this would be the THIRD to land in the same Kensington-Cedar Cottage neighborhood. The City of Vancouver turned down ONE such project in Dunbar. We hope that KCC (a twin with Dunbar in the visioning process) might enjoy at least a fraction of the respect that has been shown to the Dunbar area.

In light of the foregoing considerations, we request that you vote AGAINST the sale of City of Vancouver land for the purposes of facilitating an underground parking ramp.

Yours sincerely

Louise Ga, Secretary

On behalf of the CCAN members

s.22(1) Personal and Confidential